

**WESTERN RESERVE  
PORT AUTHORITY**

241 W. Federal Street  
Youngstown, OH 44503

R05-13-A-083

November 30, 2013

Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

**Re: Western Reserve Port Authority – Trumbull Brownfield Coalition – Trumbull County, Ohio  
FY13 USEPA Coalition Brownfield Assessment Grant Proposal Transmittal Letter**

Dear Mr. West:

The Western Reserve Port Authority, a regional economic development entity serving Trumbull and Mahoning counties, is the lead applicant on the Trumbull Brownfield Coalition's \$600,000 FY13 USEPA Brownfield Assessment grant application. The Coalition also includes Trumbull County, the City of Warren, and Howland Township. This USEPA Assessment Grant is integral to our comprehensive bi-county economic development strategy.

- a. Lead Applicant Identification:** Western Reserve Port Authority  
241 W. Federal St., Youngstown, OH 44503
- b. Applicant DUNS Number:** 095-477-030
- c. Funding Requested:**
- i. Grant Type: Assessment
  - ii. Federal Funds Requested: \$600,000
  - iii. Contamination: Both Hazardous Substances & Petroleum (\$300,000 Hazardous Substances; \$300,000 Petroleum)
  - iv. Coalition
- d. Location:** Trumbull County, Ohio – coalition members include Western Reserve Port Authority, which services Trumbull & Mahoning Counties; Trumbull County; the City of Warren; and Howland Township
- e.** This coalition proposal is *community-wide*.

**f. Contact Information**

Project Director:

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Chief Executive:

Rose Ann DeLeon, Executive Director  
Western Reserve Port Authority  
241 W. Federal St.  
Youngstown, OH 44503  
Phone: 330-259-7670  
Fax: 330-746-6863  
Email: [rdeleon@westernreserveport.com](mailto:rdeleon@westernreserveport.com)

**g. Date Submitted:** November 30, 2012

**h. Project Period:** 2013 – 2016

**i. Population:** **Jurisdiction Population:** Trumbull County: 210,312  
**Target Area Population:** or Trumbull County: 210,312

j. **Special Considerations Checklist** items that apply to this application include:

- Firm leveraging commitments: \$3.1 million in leveraged funds - \$2,552,538 of this is committed, including \$50,000 of WRPA and Coalition partners in-kind staff time.
- Plant closures & significant economic disruptions: Trumbull County has lost more than 15,000 jobs in the past 10 years due to plant closures and bankruptcy, mainly in steel and automotive related businesses.
- Recipient of HUD/DOT/EPA Partnership for Sustainable Communities grant: WRPA is ED Committee Member for Northeast Ohio Sustainable Communities Consortium (NEOSCC) FY10 HUD Sustainable Communities Regional Planning Grant; City of Warren - FY11 HUD Community Challenge Planning Grantee

#### Community Need

Our **community-wide USEPA Brownfield Assessment Grant application, which is focused within Trumbull County, will request \$3000,000 in hazardous substance funds and \$300,000 in petroleum funds.** Once a major steel and automotive center, the county has suffered significant economic loss as a result of bankruptcy and plant closures, having lost more than 15,000 jobs in the past ten years. Unknown environmental conditions prohibit Coalition partners and local economic development agencies from redeveloping large swathes of vacant and underutilized former manufacturing sites and re-locating new businesses to the area – optimal sites due to infrastructure, transportation access, and workforce availability. Assessment funding has historically been a development hurdle for Trumbull County's fiscally poor municipalities. Grant funds will first be spent in the Golden Triangle, a 100+-acre priority economic development area spanning Warren and Howland Township which includes many large brownfield sites and likely significant environmental issues. The grant funds will also target vacant brownfield sites located along the Mahoning River, which suffers severe water column and sediment contamination as a result of its industrial past.

#### Proposed Use of Funds

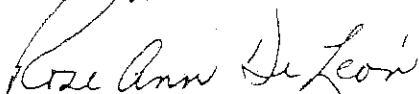
The coalition proposes that activities to be conducted with these funds will include a brownfield inventory of approximately 35 sites or 200 acres, approximately 30 Phase I and 20 Phase II Environmental Site Assessments, clean-up planning for approximately 7 sites, and community involvement activities. We have involved several community partners in our grant pursuit and will utilize their networks to publicize these funds and provide updates to Trumbull County's citizens and businesses.

#### Expected Benefits

The brownfield inventory will identify and prioritize our developable sites and preservation/greenspace opportunities. Assessment funds will inform us as to the environmental condition of the priority sites. Clean-up planning will provide information necessary to seek additional federal and state remediation funding. This approach will establish the County's economic development strategy and serve as the basis for our future marketing efforts. Further, by revitalizing the County's urban brownfield sites, this grant will help minimize sprawl by leveling the playing field with competing suburban greenfield properties.

Please call me at (330) 259-7670 if you have any questions. Thank you in advance for your support of this request.

Sincerely,



Rose Ann DeLeon  
Executive Director

## **THRESHOLD CRITERIA**

### **Applicant Eligibility**

The Western Reserve Port Authority (WRPA and/or “the Port”), Trumbull County, the City of Warren, and Howland Township (the Coalition) have formed the **Trumbull Brownfield Coalition** to apply for a FY13 USEPA coalition Assessment Grant. The WRPA will be the lead applicant and grant recipient, as a government entity formed under Section 4582 of the Ohio Revised Code (ORC). The jurisdiction of the WRPA is defined by Trumbull and Mahoning Counties in Ohio. Documentation of the WRPA’s eligibility to apply for this grant are included in Appendix A. The other coalition members: Trumbull County, the City of Warren, and Howland Township, are general purpose units of local government. Warren is the largest city in Trumbull County. Letters of participation from each member of the Coalition are included as Attachment B.

### **Letter from State Environmental Authority**

The Ohio Environmental Protection Agency (Ohio EPA) and Ohio Bureau of Underground Storage Tank Regulations (BUSTR) have prepared letters of acknowledgement regarding this Coalition’s intent to apply for a \$600,000 FY 13 USEPA Coalition Assessment Grant. Copies of these letters are included as Attachment C.

### **Site Eligibility and Property Ownership Eligibility**

The Trumbull Brownfield Coalition is requesting a community-wide coalition Assessment Grant; therefore, site and property ownership eligibility criteria do not apply at this time.

## **RANKING CRITERIA**

### **1. Community Need**

Trumbull County, Ohio is part of the historic Western Reserve of Connecticut, located near the northeast corner of the state. It is about 30 miles south of Lake Erie, along the Ohio/Pennsylvania border. Positioned between Cleveland and Pittsburgh, Trumbull County’s urban centers (the Youngstown-Warren MSA) were once thriving steel and automotive manufacturing communities. Worker housing clustered around manufacturing centers created an integrated neighborhood fabric that continues to thrive today. A USEPA Assessment Grant to the Trumbull Brownfield Coalition would be used for a county-wide inventory, to assess, and plan redevelopment in the urban areas significantly impacted by brownfields: the Golden Triangle, located in Warren and Howland Township, and the Mahoning River Corridor which runs through five cities in Trumbull County. These distressed areas need particular attention because brownfields limit opportunities for growth in otherwise attractive urban areas.

#### **a. Health, Welfare, and Environment**

The urban areas affected by brownfields hold the highest concentration of minority and low-income residents. Warren, which occupies less than 10% of the County’s land mass, has double the poverty rate and nearly triple the minority population (*Table 2 below*). There is also a significant higher concentration of youth under age 18 and elderly over 65 (*US Census ACS, 2010*). These residents are at greater risk for exposure to toxic chemicals in the water, the air and the soils.

The *water quality* in the Mahoning River is contaminated by massive chemical discharges dumped daily into the river during the steel producing years. This is one of the few rivers in the state that has a “Do Not Eat” fish consumption advisory issued by the Ohio Department of Health. Additionally, a river sediment “Dermal Contact Advisory” has been in effect since 1988. The Mahoning River, which flows through Trumbull & Mahoning Counties, poses a significant threat to human health.

Trumbull County *air quality* mirrors the Mahoning River water quality – it ranks in the upper 90<sup>th</sup> percentile (dirtiest/worst) U.S. counties for air emission categories: carbon monoxide, nitrogen oxides, sulfur dioxide, and volatile organic compounds. (*scorecard.goodguide.com*) These hazardous air pollutants are projected to create an additional cancer risk of 290 per million in Trumbull County, which is more than Ohio's average of 250 per million.

Other health risks identified by the Trumbull County Board of Health include elevated incidents of *lead exposure* and above average rates of hospital admissions for *asthma* in infants and children. *Poor student performance*, an educational trend often observed at schools located in disadvantaged urban neighborhoods, also affects urban schools in the Warren City School District. It was ranked the 6th lowest in the state of Ohio out of 600+ districts and is currently on "Academic Watch" by the Ohio Department of Education. In spite of newly constructed school buildings, the Warren City School District observes a marked disparity between student performance at its urban school locations compared to suburban locations. Table 1 below suggests some of the health risks youth are subjected to in the urban areas due to proximity to contaminated sites identified by the Trumbull Brownfield Coalition.

**TABLE 1 – Health Risks for Trumbull County Priority Brownfield Sites**

Priority Site & Former Use	Suspected Contaminants	Potential Health Effects
Griswold* - 5-acre former linseed oil mill (Howland)	Petroleum-based solvents	Respiratory problems, cancer
Griswold Plant* - vacant 1930s era plant adjacent to bike trail (Warren)	Petroleum-based & Chlorinated solvents, Metals	Respiratory problems, cancer, nerve damage, liver/kidney damage
Cox Building* - former lithograph (Howland)	Metals, Chlorinated solvents	Respiratory, cancer, nerve damage, liver/kidney damage
GearMar Strapping Factory* (Howland)	Metals, Chlorinated solvents/Degreasers	Respiratory, cancer, nerve damage, liver/kidney damage
Delphi Building 8* (Warren)	Volatile and Semi-Volatile Organic Compounds (VOCs and SVOCs), PCBs, Metals	Respiratory, cancer, nerve damage, liver/kidney damage, cognitive function
Golden Extrusion* - formerly Alcoa - aluminum fabrication (Warren)	VOCs, PAHs, PCBs, Metals	Respiratory, cancer, nerve damage, liver/kidney damage, cognitive function
Concorde Steel/LB Steel* (Warren)	VOCs, PAHs, PCBs, Metals	Respiratory, cancer, nerve damage, liver/kidney damage, cognitive function
Flex Strut Facility* - metal framing manufacture (Warren)	VOCs, PAHs, Metals	Respiratory, cancer, nerve damage, liver/kidney damage, cognitive function
Former US Steel Site (McDonald)	VOCs, PAHs, PCBs, Metals	Respiratory, cancer, nerve damage, liver/kidney damage, cognitive function

\* indicates site is located in the Golden Triangle

b. **Financial Need**

According to Youngstown State University's Center for Urban and Regional Studies, approximately 20% of the land in the City of Warren is zoned for industry. *More than half those areas are brownfields.* This seriously hinders the region's economic recovery. Warren is still the employment center for the County, but it has few remaining sites available for new development.

TABLE 2 – Demographic Information\*

	Target: Warren City	Trumbull County	State of Ohio	National
Population	41,619	210,312	11,536,504	308,745,538
Unemployment**	8.0%	7.9%	7.2%	8.2%
Poverty Rate	29.6%	18.4%	15.9%	15.1%
Percent Minority	33.4%	11.9%	18.9%	26.70%
Per Capita Income	\$16,571	\$21,854	\$25,113	\$27,334

\*U.S. Census 2010 (<http://www.census.gov>)

\*\*Bureau of Labor Statistics (2012 monthly average thru Sept '12)

Trumbull County has been decimated by mass layoffs resulting from bankruptcy and closures in steel- and automotive-related industries. Trumbull County has *lost more than 15,000 jobs since 2000* (Youngstown-Warren Regional Chamber of Commerce). Approximately 700 jobs were lost when WCI Steel, located in Warren, Trumbull County, Ohio, closed in 2003. More than 3,000 jobs were lost when Delphi Automotive, also located in Warren, filed for bankruptcy in 2006. In 2012 RG Steel closed its doors, leaving another 1,100 unemployed. The Chamber of Commerce estimates the total payroll impact to the region as a result of these closures at around \$400 million. Warren has suffered a *25% overall income tax decrease* from \$21 million in 2006 to \$15 million in 2012.

Trumbull County's ailing status is confirmed by the 2010 Census, which documented a 7.3% population loss over the past decade. The county as a whole reported *higher poverty rates* (18.4%) and lower per capita income (\$20,688) than either the State of Ohio or the U.S. average. These trends are mirrored at greater magnitudes in the county's urban centers, as shown above on Table 2. The Golden Triangle includes several Low-to-Moderate Income (LMI) neighborhoods, the largest of which is census tract 9338 with a population of 3,689 and a *poverty rate of 61.7%*. The coalition considers these to be stable neighborhoods with many long-time residents. However, the majority of residents living in these neighborhoods cannot afford to relocate, and deserve to have the environmental threat posed by nearby brownfield sites eradicated.

Over the past decade, brownfield redevelopment funds have become increasingly scarce and more difficult to obtain. The State of Ohio's Clean Ohio Fund has recently imposed end user requirements that make *assessment assistance funds all but impossible to obtain*. Brownfield sites in and around the Golden Triangle do not generally attract business interest due to unknown environmental conditions. USEPA funds are critical to create redevelopment opportunities in these distressed areas.

## 2. Project Description and Feasibility of Success

### a. Project Description

The Trumbull Brownfield Coalition first convened in 2010 to further the Trumbull County Brownfield Redevelopment Strategy. This proposal articulates the strategy developed by the Coalition and is complements existing area-wide plans and initiatives. Eastgate Regional Council of Governments' *Community Economic Development Strategy*, and the Howland

*Township Comprehensive Plan* both identify the **Golden Triangle** as strategically important for stabilizing the region and creating new development opportunities. As part of the grant planning activities, Coalition partners delineated the Golden Triangle boundary. The City of Warren's HUD *Community Challenge Grant* targets the neighborhoods surrounding **the Golden Triangle, and extends to the Mahoning River for sustainable redevelopment**. The Mahoning River Corridor Initiative's *Feasibility Study* inventories and characterizes industrial sites along the River for redevelopment. Likewise the *Warren 2014 Strategic Plan* identifies brownfield revitalization and names the proposal sponsor, the **Western Reserve Port Authority, as the primary economic development agency for the City**. The shared vision of all the existing plans is to redevelop the city using basic **principles of new urbanism**, including walkability, connectivity, mixed use, smart transportation and sustainability.

The Trumbull Brownfield Coalition proposes to focus USEPA Assessment grant funds on the Golden Triangle Priority Investment Area and the Mahoning River Corridor within Trumbull County. Remaining funds will be dedicated to creating an inventory, characterizing countywide brownfields, and community planning around brownfield restoration. Brownfield inventories exist for parts of Trumbull County, but the Coalition agrees there is need for a comprehensive County-wide brownfield inventory, strengthened by targeted environmental assessments within the Golden Triangle area and on strategic sites along the River corridor.

The inventory will **survey key property assets** such as size, utility availability, and infrastructure, and prioritize brownfield sites for assessment based on potential economic impact. Sites to be inventoried are expected to range in size from a few acres to more than 100 acres. The inventory will prioritize sites per development end use, noting potential pedestrian or trail linkages. The Coalition proposes this inventory be stored in the GIS mapping database at the Trumbull County Planning Commission.

The Coalition partners will finalize a **Memorandum of Agreement** for the site selection process, specifically what criteria will be used when deciding which sites will be assessed. Sites selected for assessments according to the coalition-developed priority strategy will be compared to the USEPA eligibility criteria to determine eligibility status for funding. Eligibility determinations will then be prepared and submitted to the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) for petroleum sites and the USEPA for petroleum and hazardous substances sites to verify eligibility of each site prior to expenditure of grant funds. Upon securing approval of site eligibility, the Coalition will present the proposed assessment sites to the community through public meetings to solicit public comment and input for final emendation, per the project **Community Relations Plan**.

Environmental assessment activities to support a typical redevelopment project will begin with a **Phase I Environmental Site Assessment (ESA)**. The Phase I ESA will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527-05) and the Ohio Administrative Code (OAC) 3745-300-06 for the Ohio Voluntary Action Program (VAP) – Ohio's voluntary brownfield cleanup program that allows "Volunteers" to receive a promise of "No Further Action" from the Ohio EPA. The Phase I ESA will identify recognized environmental conditions that may indicate the presence of contamination and necessitate Phase II assessment. A Property Profile Form for the site will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES).

Prior to conducting a **Phase II ESA, a Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be submitted to USEPA for review**. Upon USEPA approval of the SAP and HASP, the environmental consultant(s) will conduct a Phase II ESA in general accordance with ASTM Standard E1903-97 and the Ohio VAP to investigate potential environmental impact to groundwater, soil, surface water, and/or sediment. Typical assessment goals will include evaluating environmental liability, safe proposed end use, potential off-site health effects, and redevelopment issues associated with on-site contamination.

Asbestos surveys, lead-based paint surveys, and regulated/hazardous materials inventories may also be conducted to inventory, quantify, and sample materials that pose a potential problem during demolition or continued disuse of the building. Asbestos surveys will be conducted by trained inspectors who meet the requirements of State of Ohio Department of Health certification to sample suspect asbestos-containing building materials (ACBM) and assess the conditions and quantity of the materials. Lead-based paint surveys will sample potential lead-based paint and remit paint chips for laboratory analysis. Regulated or hazardous materials inventories will quantify mobile, containerized wastes and stationary fixtures that have regulated disposal requirements.

Following review of laboratory analytical data, the environmental consultant(s) will work with the Coalition, potential developers, and partners (e.g., municipality or non-profit groups) to devise *liability management, end use strategies, and cleanup planning that support redevelopment efforts and improve the health of residents and the environment*. Creative remedial strategies will be considered, such as securing groundwater Urban Setting Designations for areas of the Golden Triangle and/or River Corridor where groundwater is not used for potable purposes. Assessment and cleanup planning results will be disseminated to the community through public meetings and through ongoing updates to stakeholder groups. If imminent health threats to the community are identified, the Ohio EPA and the Trumbull County Health Department will be notified and involvement requested. As individual brownfield projects progress from cleanup to redevelopment, the host community will be notified and solicited for comments and concerns. The Coalition will submit the required quarterly project progress reports and annual financial reports to the USEPA.

**b. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources**

The Trumbull Brownfield Coalition is requesting \$600,000: \$300,000 in Hazardous Substance funds and \$300,000 in Petroleum funds. The breakdown of this request is presented in Table 3.

**i. Budget**

**TABLE 3 – Budget**

	Task 1 Brownfield Inventory	Task 2 Assessments	Task 3 Remedia l & End Use Planning	Task 4 Community Involvement	Task 5 Program -matic Costs	TOTAL GRANT BUDGET
Personnel - H				\$3,000	\$4,000	\$7,000
Personnel - P				\$3,000	\$4,000	\$7,000
Travel - H				\$500	\$2,500	\$3,000
Travel - P				\$500	\$2,500	\$3,000
Supplies - H	\$2,000			\$2,000	\$1,000	\$5,000
Supplies - P	\$2,000			\$2,000	\$1,000	\$5,000
Contractual – H	\$10,000	\$235,000	\$30,500	\$6,000	\$3,000	\$284,500
Contractual – P	\$10,000	\$235,000	\$30,500	\$6,000	\$3,000	\$284,500
Other – H					\$500	\$500
Other – P					\$500	\$500
<b>TOTAL</b>	<b>\$24,000</b>	<b>\$470,000</b>	<b>\$61,000</b>	<b>\$23,000</b>	<b>\$22,000</b>	<b>\$600,000</b>

H – Hazardous Substances; P – Petroleum

WRPA will issue and advertise a *Request for Qualifications (RFQ)* for an environmental consultant to perform work under the USEPA Assessment grant. All work will be completed under the guidance of an Ohio Voluntary Action Program (VAP) Certified Professional. WRPA will work with the consultant and the USEPA Project Manager to prepare a Quality Assurance Project Plan (QAPP) for both hazardous substance and petroleum grant funds that will be submitted for USEPA comment and approval.

**Task 1: Brownfield Inventory**

The Coalition anticipates brownfield inventory costs of approximately \$24,000 to *inventory and prioritize a minimum of 30 sites* (approximately 180 acres) in Trumbull County, with particular attention paid to the urban communities. These costs include \$4,000 for supplies such as cameras and GIS software licenses associated with inventory activities, and contractual costs of \$20,000 to pay the selected subcontractor to develop the inventory database, inventory, and catalogue sites. The Coalition and community organizations will provide additional in-kind labor, estimated to be approximately \$15,000 -- for identifying and cataloging sites, developing forms and systems for collecting and evaluating properties, and refining and implementing a site prioritization strategy.

**Task 2: Assessments**

Sites for Phase I and II Environmental Assessments will be selected based on the priority strategy developed by the Coalition, with preference given to priority sites (presented in Table 1) in and around the Golden Triangle area *where investment is likely to result in maximum economic and environmental benefit*. Phase I assessments will be conducted on a portion of the properties that are inventoried; the remaining Phase I assessments will be based on business demand. All sites will undergo an eligibility determination prior to commencing assessment. Total assessment costs of both Phase I and II Environmental Site Assessments (ESAs) is budgeted at \$470,000.

It is anticipated that the average site size for Phase I assessments will be 10 acres. Depending on the specific sites selected for assessments, the Coalition intends to *prepare up to 24 Phase I Environmental Site Assessments* per both *All Appropriate Inquiry* and *Ohio Voluntary Action Program* standards at an average cost of \$5,000 each. It is approximated that up to 12 Phase I ESAs will be completed for properties contaminated with hazardous substances (\$60,000), and up to 12 Phase I ESAs will be completed for properties contaminated with petroleum (\$60,000), for a total of \$120,000. Phase I Assessments may also include necessary activities such as title and lien searches, environmental and historical database searches, property appraisals, and surveys.

Depending on the specific sites selected for Phase II assessment, the Coalition intends to *prepare up to 10 Phase II Environmental Site Assessments* addressing Ohio Voluntary Action Program standards at an average cost of \$35,000 each. It is approximated that up to five Phase II ESAs will be completed for properties contaminated with hazardous substances (\$175,000), and up to five Phase II ESAs will be completed for properties contaminated with petroleum (\$175,000), for a total of \$350,000. Phase II assessments may also include pre-demolition asbestos surveys, lead-based paint surveys, and regulated/hazardous materials surveys, magnetometer surveys, trenching, and/or tank removal. The consultant will provide USEPA with a Sampling and Analysis Plan (SAP) and Health and Safety Plans (HASP) prior to beginning assessment work.

**Task 3: Remedial & End Use Planning**

The Coalition intends that a high percentage of projects that reach Phase II Assessment will proceed to remedial planning and cost estimation to provide an understanding of the type, location and extent of contamination, as well as the cost to return site(s) to productive end use. Up to *eight Remedial Action Plans (RAPs) and/or Risk Assessments* will be prepared at an



average cost of \$7,000 each, which includes four RAPs for properties contaminated with hazardous substances and four RAPs for properties contaminated with petroleum, totaling \$56,000. An additional \$5,000 is included for *site-specific end use planning* to provide site layout and optimization plans for at least 5 sites that consider surrounding land uses and local land use/zoning regulations. These planning funds may also be used to secure an *Urban Setting Designation* in areas of the Golden Triangle and/or River Corridor where groundwater is not used for potable purposes.

#### **Task 4: Community Involvement**

The Coalition has engaged neighborhood associations, business owners, interested partners and community stakeholders to place former industrial sites into productive re-use as new industry, public/open space, and/or greenspace/conservation. The Coalition will use USEPA funds to continue outreach and engagement with the surrounding neighborhood groups and existing businesses and improve its plan based on advice and input obtained from various community groups and stakeholders. The Trumbull Brownfield Coalition plans to conduct community involvement costs of approximately \$23,000, which will include: contractual costs of \$12,000, as well as \$6,000 in personnel costs for coordinating and conducting community involvement, outreach, programs and meetings, and \$1,000 for travel to events and meetings.

The public will be encouraged to participate by submitting comments or questions to the WRPA. The Coalition will work with Via 680, a start-up company located in the Youngstown Business Incubator, which provides *unique interactive community engagement* software to collect and consolidate stakeholder input and comprehensively track results. This program will enable the Coalition to deepen community involvement by more innovative means. *Non-English speaking residents* will have access to translation services from YSU's foreign language program, part of the MRCI partnership. Travel for WRPA personnel to assist with community outreach activities, including meetings at partner organizations, is also included. Supplies include \$4,000 in costs for preparing, printing, and mailing project information, press releases, marketing materials, and related documents. This will only include eligible costs such as preparation of meeting materials, public notice and announcements of meetings/workshops, and preparation of brochures, fact sheets, and other printed community outreach materials. WRPA staff and Coalition partners will also *dedicate additional in-kind staff time, valued at \$10,000*, for conducting and attending outreach sessions, drafting press releases and partner newsletter and website updates, and other necessary activities to satisfy the Community Relations Plan.

#### **Task 5: Programmatic Costs**

The WRPA will *donate in-kind staff time worth approximately \$25,000 for programmatic costs* associated with this grant; an additional \$22,000 in programmatic costs is being requested to support these activities, which include \$8,000 in personnel costs for documenting the Coalition's site selection process, operational meetings, grant implementation and management, and coordination of necessary report and documentation submittals to USEPA, including but not limited to: site eligibility determinations, Community Relations Plan, and quarterly and annual progress reports. WRPA will also submit *Disadvantaged Business Enterprise (DBE) Reports* and *Annual Financial Reports*, as required. Additionally, \$5,000 is budgeted for travel so WRPA staff can attend the national USEPA Brownfields conference and associated training sessions, as well as the bi-annual Ohio Brownfields Conference. The budget also includes \$2,000 supply costs to cover printing and binding, as well as \$6,000 in contractual costs to support these activities. An additional \$1,000 (Other costs) has also been included for costs related to procurement, public notice fees, and reproduction.

#### **ii. Tracking & Measuring Progress**

Table 4 on the following page provides the outputs and outcomes that will be used to track and measure grant progress for the Trumbull Brownfield Coalition's FY13 USEPA Brownfield Assessment grant.

Table 4 - Trumbull Brownfield Coalition Assessment Grant Outputs & Outcomes

Outputs (Results)	Outcomes (Projected Improvements)	Baseline for Measurement
<b>Task 1: Brownfield Inventory</b>		
<ul style="list-style-type: none"> <li>Brownfield Selection/Prioritization Criteria Developed</li> <li>Up to 30 brownfield sites inventoried</li> </ul>	<ul style="list-style-type: none"> <li>Up to 30 brownfield sites &amp; 180 acres inventoried</li> <li>Top 10 priority redevelopment sites established</li> </ul>	<ul style="list-style-type: none"> <li>Number of sites inventoried</li> <li>Acres inventoried</li> </ul>
<b>Task 2: Assessments</b>		
<ul style="list-style-type: none"> <li>QAPP, HASP, SAPs</li> <li>Up to 24 Hazardous Substances Phase I ESA reports</li> <li>Up to 10 Hazardous Substances Phase II ESA reports</li> </ul>	<ul style="list-style-type: none"> <li>Up to 12 Phase I ESA reports, Hazardous Sub</li> <li>Up to 12 Phase I ESA reports, Petro</li> <li>Up to 5 Phase II ESA reports, Hazardous Sub</li> <li>Up to 5 Phase II ESA reports, Petro</li> </ul>	<ul style="list-style-type: none"> <li>Number of sites assessed per each Hazardous Substances &amp; Petroleum</li> </ul>
<b>Task 3: Remedial &amp; End Use Planning</b>		
<ul style="list-style-type: none"> <li>Up to 8 Remedial Action Plans/Risk Assessments</li> <li>Up to 5 site end use plans combined for Hazardous Sub &amp; Petroleum sites</li> </ul>	<ul style="list-style-type: none"> <li>Up to 4 RAPs/Risk Assessments &amp; remedial cost estimates developed, Hazardous Sub</li> <li>Up to 4 RAPs/Risk Assessments &amp; remedial cost estimates developed, Petro</li> <li>Community-directed redevelopment</li> <li>50 acres redevelopment-ready commercial property</li> <li>25 acres of greenspace created/preserved</li> <li>Up to 100 jobs created &amp; additional income/property taxes generated for County municipalities</li> </ul>	<ul style="list-style-type: none"> <li>Number of remedial plans/risk assessments &amp; cost estimates prepared per each Hazardous Substances &amp; Petroleum</li> <li>Number of end use plans developed</li> <li>Number of jobs created</li> <li>Acres commercial-ready land</li> <li>Acres greenspace created/preserved</li> <li>Amount of new income &amp; property taxes generated</li> </ul>
<b>Task 4: Community Involvement</b>		
<ul style="list-style-type: none"> <li>4 public meetings</li> <li>4 newsletter updates</li> <li>4 email updates per year</li> <li>Implementation of stakeholder comment collection software</li> </ul>	<ul style="list-style-type: none"> <li>Informed community &amp; strengthened stakeholder relationships</li> <li>Redevelopment(s) informed by community input &amp; priorities</li> <li>\$5 million additional funds leveraged for cleanup/redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>Public meeting attendance</li> <li>Implementation of comment collection software</li> <li>Receipt of public comments/input changes &amp; additions to plan</li> <li>Value of additional grants applied/awarded</li> </ul>

### iii. Leveraging

USEPA Assessment funds are necessary to allow Trumbull County to pursue additional assessment funds, as needed, and cleanup funds for priority brownfield sites within the next 3 years. The Trumbull Brownfield Coalition will leverage more than \$3 million beyond the requested \$600,000 USEPA Assessment grant toward enacting its brownfield redevelopment strategy. \$2,552,538 of these leveraged funds are already committed. The Trumbull Brownfield Coalition is committed to leveraging an additional \$2 million in Clean Ohio funds.

The requested \$600,000 USEPA Assessment Grant funds will leverage an additional \$50,000 in in-kind staff time from WRPA and the Trumbull Brownfield Coalition partners, per the following task allocations: \$15,000 for brownfield inventory; \$10,000 for community involvement; and \$25,000 for programmatic costs. Further, community engagement activities will have additional momentum from the \$356,964 HUD Community Challenge Grant, and a Youngstown Foundation grant of for \$15,000 to the MRCI for brownfield planning activities.

The Coalition considers three Clean Ohio Assistance Fund grants already awarded, totaling \$2,179,884, as leverage for this USEPA Assessment grant request. The City of Warren has received a \$237,000 COAF award for Phase II ESA activities at a former coal gasification plant located along the Mahoning River. Two other COAF Phase II applications for sites within Trumbull County are approved and underway: the City of Niles was awarded \$292,628 for the former Republic Steel site and the Village of McDonald was awarded \$291,649 for the former US Steel Site, identified on Table 1 above as a priority site. Additionally, the City of Warren received a Clean Ohio Revitalization fund grant of \$1,358,607 to remediate a former Mahoningside property along the Mahoning River Corridor.

USEPA Brownfield Assessment funds will leverage additional funding from the resources listed below to further brownfield redevelopment in Trumbull County.

**For Planning and Community Involvement:**

- Federal *Sustainable Communities Partnership* funding such as: HUD/U.S. Department of Transportation (DOT) TIGER II Planning Grants; DOT TIGER II Capital Improvement Grants; HUD *Brownfields Economic Development Initiative* (BEDI) in conjunction with Section 108 loan funds; USEPA *Brownfield Planning Grants & Revolving Loan Fund* allocations
- Federal *HUD Community Challenge Planning Grant* funding to coordinate community involvement (\$356,964)
- The *Youngstown Foundation* (\$15,000) grants to the Trumbull Neighborhood Coalition and the Mahoning River Corridor Initiative to undertake community planning.

**For Additional Assessment and Remediation Activities:**

- The state's *Clean Ohio Assistance Fund* for phase 2 ESA site assessments, grants of up to \$200,000
- Ohio's *Clean Ohio Revitalization Fund* for remediation grants of up to \$1 million per site.

**For Site Redevelopment:**

- The Western Reserve Port Authority's *Foreign Trade Zone (FTZ 181)* for duty-free importing to eligible companies.
- Ohio's *Enterprise Zone* tax abatement program where new businesses or expansion projects can receive up to 60% ten year property tax abatements.
- Ohio Department of Development (ODOD) *Urban Redevelopment Loan Program* - funding for acquisition, brownfield cleanup, building demolition/renovation, and infrastructure improvements
- The Western Reserve Port Authority's *Tax Increment Financing (TIF) Program* for public improvements
- ODOD and Ohio Water Development Authority (OWDA) *Alternative Stormwater Infrastructure Loan Program*
- ODOD and OWDA *Brownfield Loan Program* - below-market-rate loans to public or private entities for brownfield assessment, cleanup, and/or demolition
- Ohio *Tax Commission 10-year tax abatement* for properties where a Ohio Voluntary Action Program Covenant Not to Sue is granted and remedies are completed.

c. **Programmatic Capability and Past Performance**

i. **Programmatic Capability**

WRPA staff is able to manage the grant and oversee grant-funded activities with internal staff experienced in grant implementation and management. The Trumbull Brownfield Coalition partners gain additional brownfield redevelopment experience through its joint venture with the Mahoning River Corridor Initiative. The role and experience of this team is described below.

**Project Manager --Rose Ann DeLeon, Executive Director**

Rose Ann DeLeon was recruited to serve as WRPA's Executive Director in 2009. Prior to joining WRPA, Ms. DeLeon served as Vice-President at the Cleveland-Cuyahoga County Port Authority where she filed for and received *more than \$10,000,000 in federal grants*. She coordinated financing and construction of numerous urban development projects including the Rock and Roll Hall of Fame and Museum and several of Cleveland Clinic's campus expansions. Ms. DeLeon oversaw development of Jergens Inc. world headquarters on a brownfield site which attained **Ohio's first No Further Action Status** award. As Executive Director she oversees operations, and management of existing bond financing for several state and federal grants, including Small Business Administration and FAA.

**Staff Coordinator --Sarah Lown**

Sarah Lown, the Coalition Grant's Project Director, recently joined the WRPA to further economic development through urban revitalization. Ms. Lown has coordinated planning and secured funds for *25 brownfield sites, amounting to over \$20 million in grant funding and \$1.2 billion in private funds leveraged* as a result of remediation and redevelopment. She has worked in economic development for Eastgate Regional Council of Governments, the local MPO, Mahoning County, and the City of Youngstown. She helped to form the Mahoning River Corridor of Opportunity and the Mahoning River Corridor Initiative. Both are multi-jurisdictional brownfield reclamation efforts which promote urban redevelopment.

**Additional Expertise**

1. **The Mahoning River Corridor Initiative (MRCI)**, has remediated or is in the process of remediating more than *450 brownfield acres*, 125 acres of which meet commercial or industrial standards per the Ohio Voluntary Action Program in various communities along the Mahoning River. MRCI has also completed three priority infrastructure projects and secured funding for four other infrastructure projects currently undergoing design.
2. **The City of Warren and Trumbull County** --both coalition partners-- have extensive planning and community involvement experience. Two years ago Warren completed a comprehensive plan for the City. Last year Warren received the *HUD Community Challenge Planning grant*. The City will assist in coordinating the neighborhood associations and community development organizations to assist in community-wide brownfield planning.
3. **Certified Professionals** will be contracted through a Request for Proposal process to conduct Phase I and Phase II Environmental Site Assessments, brownfield inventory, Remedial Action Plans, Quality Assurance Project Plan, Health and Safety Plans, and Sampling and Analysis Plans.

ii. **Adverse Audits**

The WRPA and its coalition partners have had no adverse audit findings from an OMB Circular A-133 audit, an audit conducted by a federal, state, tribal, or local government inspector, or similar organizations.

iii. **Past Performance – Has NOT Received an EPA Brownfields Grant**

The WPRA is a recipient of \$1,000,000 in annual Airport Improvement Plan entitlement funding for having over 10,000 enplanements. Those funds are used for airport capital improvements. All proposed projects, reporting, and compliance requirements have been met in a timely fashion.

In 2011 the WRPA received a \$200,000 grant from the Small Business Administration for economic development activities. Those funds have been used to coordinate regional economic development services. All reporting and compliance requirements are met.

3. **Community Engagement and Partnerships**

The Coalition will present the proposed strategy at the *Mahoning River Corridor Initiative (MRCI) quarterly meetings* which includes mayors and city managers for each city, county engineers, and sanitary engineers; representatives from economic development and environmental groups, and private sector stakeholders. Coalition leaders will also present the strategy at the *monthly Deal Team meetings* of the economic development professionals, the quarterly Mahoning River Mayor's Association, and at *monthly neighborhood association meetings*. The Coalition will produce *quarterly newsletters*, engage in an *interactive web-based dialogue* with stakeholders, and provide monthly *website/e-newsletter updates* during the 3 year grant performance period. Additionally, social media interaction will be utilized through Trumbull Brownfield Coalition Twitter and Facebook page updates. The Coalition is working with *key conveners* to reach out to all sectors of the community affected by the economic health of Warren and Trumbull County.

1. The *target community* includes elected leaders, economic development professionals, environmental groups, neighborhood associations and existing industries.
2. The *Trumbull County Brownfield Coalition is actively engaged* with each of the stakeholder groups listed through joint venture mou, partnership, membership, inclusion on e-mail listserves and attendance at regular meetings.
3. Coalition sponsorship is all *documented* in the attached letters.

a. **Plan to Involve Affected Community & Communicating Progress**

The affected community will be involved directly through a *series of public planning sessions* that involve the Trumbull Neighborhood Partnership and affected neighborhood association members, by e-newsletters, interactive web-based communications, Facebook and Twitter. *Already the Trumbull Brownfield Coalition has convened regularly* for a little over two years with key stakeholders including the Trumbull County Planning Commission, the Warren Community Development Agency, the Howland Township Trustees and Administrator, and the Mahoning River Corridor Initiative Coordinator. Port staff has been actively engaging with *neighborhood associations* surrounding the Golden Triangle area. In the months of July through October, Port staff met monthly with the Trumbull Neighborhood Coalition to discuss this grant application and coordinate future outreach. On September 27, Port staff met with the Northeast Warren Neighborhood Association, and on October 15, Port staff presented the Coalition strategy to the Garfield Neighborhood Association. On November 3, Port staff gained input from members of the Mahoning River Mayor's Association and the Mahoning River Corridor Initiative at a joint meeting. All the aforesaid meetings were held *to gain advice and consent* for the proposed activities in this grant proposal. The targeted areas and potential priority sites were selected because of input from these community groups. Reuse planning decisions were suggested by members of neighborhood associations and the staff of the

Trumbull Neighborhood Coalition, based on the HUD Community Challenge Grant strategy. Clean-up, re-use planning and marketing and redevelopment activities will be conducted after inviting public comment and holding ongoing community discussion in order to incorporate the voice of the local community into all redevelopment plans.

b. **Partnerships with Federal/State/Local Agencies**

Locally the Trumbull County Brownfield Coalition participates in the Mahoning River Mayor's Association meetings where brownfield remediation strategy sessions are routinely held. The Coalition will seek input on prioritizing sites for assessment and remediation from each of the *mayors and city managers*. Further, the Coalition will engage all of *Trumbull County's elected officials* through public meetings to gain input on brownfields in their community and prioritize the assessment and redevelopment of brownfields in the region.

The Trumbull Brownfield Coalition will coordinate activities with the *Ohio EPA Division of Environmental Response and Revitalization (DERR) staff*, which oversees the Ohio Voluntary Action Program, to prepare sites addressed under this grant for eventual *No Further Action* status, thus removing environmental barriers to redevelopment. Should inventory, assessment and/or cleanup planning activities indicate imminent health threats to the community or the environment, the Ohio EPA and the *Trumbull County Health Department* will be notified and involvement requested. Eligibility determinations for petroleum sites will be submitted to the *Ohio Bureau of Underground Storage Tank Regulations (BUSTR)*; eligibility determinations for hazardous substance sites or co-mingled hazardous substances/ petroleum sites will be submitted to the USEPA to verify eligibility of each site prior to expenditure of grant funds.

*Youngstown State University* provides a bachelors and masters degree program in environmental engineering. Nearly 100 engineering students graduate annually. Many of these students go on to become Ohio VAP Certified Professionals. The *Trumbull County Department of Job and Family Services* provides workforce development services through the Northeast Ohio One Stop System ([www.onestopohio.org](http://www.onestopohio.org)). The Coalition views this workforce partnership as an integral economic development tool for retaining and attracting Trumbull County businesses. Further, the *Business Resource Network*, of which the Port Authority is a participating member, provides incumbent worker training for businesses seeking a range of skills, including environmental job training.

c. **Community-Based Organizations**

Table 5 lists convening community partners representing myriad agencies, industries and entities that will assist, recruit, and inform citizens from all sectors of the community and each organization's planned involvement/activities to engage the community.

TABLE 5 - Partner Organizations Community Engagement Plan

**COMMUNITY-BASED ORGANIZATION: CONVENING PLANNERS & DEVELOPERS**

**Mahoning River Corridor Initiative (MRCI)**

**DESCRIPTION**

A regional brownfield and urban development collaboration of nine municipalities, Youngstown State University non-profit community development corporations, and environmental advocacy groups in the Mahoning Valley of Mahoning and Trumbull Counties in Ohio. Activities of the Mahoning River Corridor Initiative and its partners have centered on brownfield site assessment and remediation, infrastructure development, environmental enhancement and promotion of recreational and cultural amenities in the Mahoning Valley's employment centers. Convenes **Elected Officials:** mayors from the nine cities in the Mahoning River Corridor, **Community Improvement Corporations:** CASTLO, Mahoning Valley Economic Development Corporation, Common Wealth Inc., **Environmental Advocacy groups:** the Mahoning River Consortium, Trees Please, metropolitan park districts **Regional Planning Agencies:** Mahoning River Corridor Mayor's Association, YSU Center for Urban and Regional Studies, Eastgate Regional Council of Governments, and **Economic Development Agencies:** Youngstown-Warren Regional Chamber, Mahoning Valley Economic Development Corporation, Western Reserve Port Authority quarterly for regional planning around brownfield assessment, remediation and redevelopment, environmental and recreational development, and land use conservation.

#### **ROLE IN COALITION STRATEGY**

Advice and input from members will be sought at quarterly meetings. Newsletter updates will be provided to members and stakeholders quarterly. Interactive digital communications will be employed, including electronic forums and surveys. Leveraging \$14,000 in private grant funding to advance proposed goals for the Coalition, including planning and implementation of the grant activities, utilizing the planning committee's quarterly meetings to gain advice and input, website and newsletter to advance the community engagement strategy.

#### **COMMUNITY-BASED ORGANIZATION: CONVENING NEIGHBORHOOD ASSOCIATIONS**

##### **Trumbull Neighborhood Partnership (TNP)**

#### **DESCRIPTION**

The Trumbull Neighborhood Partnership is a community development organization launched in 2009 to promote and support Warren's neighborhoods by assisting in developing and convening neighborhood associations. The TNP mission is to improve quality of life for Warren residents throughout surrounding communities by enhancing strengths and assets of neighborhoods. The TNP vision is to transform neighborhoods into meaningful places where people invest their time, money, and energy into their homes and neighborhoods. Places where neighborhoods have the capacity to manage day-to-day issues, and where neighbors feel confident about the future of their neighborhood. The TNP assists neighborhood groups in organizing, holding regular meetings and undertaking neighborhood improvement projects. TNP worked with the City to develop garden overlay zoning districts to promote principles of sustainable and equitable development.

#### **ROLE IN COALITION STRATEGY**

The TNP will convene neighborhood stakeholders, residents and grass roots urban gardening groups to gain input on brownfield land reutilization strategies and promote development of employment centers within walkable communities.

#### **COMMUNITY-BASED ORGANIZATION: CONVENING THE BUSINESS COMMUNITY**

##### **Youngstown-Warren Regional Chamber**

#### **DESCRIPTION**

The Youngstown-Warren Regional Chamber is the area's primary business attraction and retention agency. They are the local coordinator of all State incentive programs. They convene other economic development agencies and businesses on a regular basis to coordinate efforts and promote new development opportunities in the area.

#### **ROLE IN COALITION STRATEGY**

The Regional Chamber will assist with public education through their website, informational exchanges and updates to the business community and local government officials. They convene monthly 'Deal Team' meetings that include WRPA and other economic development entities where discussions will revolve around end use planning and business attraction to urban brownfield areas. They convene regular meetings with State Development Officials to inform and engage them on remediation and redevelopment planning.

#### 4. Project Benefits

##### a. Welfare and/or Public Health

The USEPA-funded site assessments will allow the Trumbull Brownfield Coalition to leverage additional state and federal funding sources for cleanup and redevelopment. Remedial funding will be sought from the State's *Clean Ohio* program, which seeks to invest in brownfield projects where redevelopment is hindered by perceived environmental barriers.

Through funding from the HUD Community Challenge grant, the Trumbull Neighborhood Association in cooperation with the City of Warren, created a *new garden district zoning overlay* for this area which includes communal gardening sites, home-based urban farming with backyard greenhouses, up to six chickens, ducks or rabbits and beehives. The zoning also encourages *sustainable stormwater management practices* such as use of rain gardens. Hoop houses, fish hatcheries, pocket parks and neighborhood paths are encouraged as part of the plan to *promote healthy living, environmental mitigation, increased access to green space, and constructive re-use of abandoned lots*. The Garden District zoning overlay, with the added benefit of newly cleaned industrial sites, supports the community's vision of neighborhoods where residents choose to live – in neighborhoods of stable or increasing property values – and work within walking distance at places of equitable employment, and play at various recreational offerings. Efforts to establish gardens on abandoned lots, permaculture gardens, tree stands and bikeways have helped to stabilize shrinking neighborhoods. Residents have been calling for more. This project will help to make that happen.

Overall poor health and well-being has had a negative effect on this Rustbelt community. *Increased financial wealth* (creation of both jobs and a larger tax base) will help enhance the area's quality of life - improving residents' overall physical and emotional health. This equitable development will improve quality of life for existing residents in the low to moderate income neighborhoods surrounding the Golden Triangle. Creating *new pedestrian connections and preserving greenspace along the river* will increase available recreational opportunities, thereby helping reduce contributing factors to the area's high incidence of heart disease such as sedentary lifestyle and obesity. The Coalition will protect the community and sensitive populations (children and the elderly) from project contaminants through use of signage, fencing, and dust control measures.

##### b. Economic Benefits and/or Greenspace

The Trumbull County Brownfield Coalition estimates that the proposed strategy will *leverage another \$3 million in federal and state brownfield grants* within the next 5 years, creating approximately *100 new jobs* and generating a 20% increase in property and income taxes collected by Trumbull County and its municipalities within the next ten years. The Golden Triangle has brownfield sites co-located amidst growing, thriving industry. Those sites, once assessed and remediated, become strategically important to existing industries and new operations related to the growing shale oil business. Based on results in Mahoning County, remediation of the 100 acres in the Golden Triangle will yield *100 new jobs*. In addition, by stabilizing this industrial district, another estimated *150 jobs will be retained*. There are an estimated 960 additional brownfield acres available for remediation and re-use. The potential impact is tremendous.

This comes at a time when the *growing oil and gas industry in the Utica Shale* is emerging in eastern Ohio. Trumbull County sits in an important area for liquid natural gas reserves. This year BP America invested in 86,000 acres of mineral rights to begin major production operations. Ancillary manufacturing industries have already located into the region. Mahoning County, Trumbull County's neighbor to the south, has seen four companies locate in the region to provide equipment and support for the shale industry, creating over 650 new jobs in the past 2 years. These companies provide high-paying salaries. *They are looking for sites of 5-*



*10 acres, buildings of 20,000-60,000 square feet, with rail access.* Those sites are quickly being acquired and developed in Mahoning County. Trumbull County's growth potential is only hindered by brownfields. Once remediated, Trumbull County's more promising shale play will prove to be more desirable for petroleum equipment suppliers. The sites in the Golden Triangle and along the Mahoning River Corridor with *ready highway and freight rail access* are all perfectly suited to serve this emerging new market.

Non-economic benefits associated with sites to be reused for greenspace or other not-for-profit activities include expanded use of the *Great Ohio Lake-to-River Bike Trail* which connects the Ohio River with Lake Erie and is located in the target area, use of the *Riverwalk in downtown Warren*, the Riverside *Amphitheater*, expansion of the *canoe trail* on the Mahoning River, a *safe walk to the newly-built high school* in the neighborhood, additional *urban gardens* as initiated by the Trumbull Neighborhood Association and Greg's Gardens. All these activities are in various stages of development or infancy. *Equitable development* is emerging as existing neighborhoods continue to be strengthened, improving the quality of life for many longtime residents. As the blighted properties become cleaned, our experience shows more people engage in the life of the community and over time, *property values increase* as these *neighborhoods stabilize*.

c. **Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

Coalition partners adopted the *Mahoning and Trumbull County Green Pact*, created and signed in 2006, which mandates enhancing the communities' environmental quality and aesthetic appeal by promoting the following sustainable development policies and practices: *"complete streets," brownfield redevelopment and urban infill projects, natural resource protection, storm water control and green infrastructure.* The City of Warren, working with the Trumbull County Neighborhood Coalition has established a garden district overlay zoning code to reflect the principles behind the Green Pact. The provisions include standards for green buildings, mixed use, agriculture/urban farming, farmers markets, neighborhood footpaths, and alternative storm water management. *The vision promotes sustainable redevelopment and livability principles*, but the predominance of brownfield and blight creates a serious barrier.

The Golden Triangle neighborhood is a natural fit for *new urban design*: it is situated on *equitable public transportation*; and runs adjacent to a *bike trail* on the west side, a *freight rail* on the east. It has open space for *pocket parks*. It has *mixed use neighborhoods* where there is a farmers market, restaurants and small shops. The neighborhood is close, making it possible to walk to the nearby employment center. Ready highway access, built during the heyday of the industrial era is still available and recently improved in quality and transportation capacity.

The City of Warren and Trumbull County have invested heavily in making this happen on other fronts. A *new school* was built a half mile from the Golden Triangle. *New water and sewer lines* were built, along with new *moderate income housing units*, funded through the Neighborhood Stability Partnership (NSP) program. The roadway access to US Route 82, a limited access highway, was recently upgraded. It is now possible to find easy transportation in and out of the industrial area by a variety of transportation modes.

The overall effect of addressing these massive brownfield areas is to *restore the original charm of this historic industrial community*. Neighborhoods retain their value and their appeal because residents live near parks, near bikeways, near schools and near abundant economic opportunity. This is the only means by which the coalition can reverse the trend toward sprawl in Trumbull County. Residents see that the urban centers --with their Victorian homes and tree-lined streets-- are the best investment. Employers realize that investment in urban infill sites *saves* on infrastructure costs and builds a better bottom line.

## **ATTACHMENT A**

### **WESTERN RESERVE PORT AUTHORITY ELIGIBILITY DOCUMENTATION:**

- TRUMBULL & MAHONING COUNTY RESOLUTIONS;
- OHIO REVISED CODE SECTION 4582 --CREATION OF PORT AUTHORITIES

COPY

RESOLUTION  
KOE 91-893

AUTHORIZING THE CREATION OF A PORT  
AUTHORITY WITHIN THE COUNTY OF  
MAHONING AND TRUMBULL AND STATE OF OHIO  
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 4582.201  
TO 4582.99, INCLUSIVE, OF THE REVISED CODE OF OHIO

WHEREAS, Sections 4582.201 to 4582.99, inclusive, of the Revised Code of Ohio authorize the establishment and creation of Port Authorities by political subdivisions within the State of Ohio, and

WHEREAS, Section 4582.22 of the Revised Code of Ohio provides that counties may create a Port Authority by joint action and agreement, and

WHEREAS, it is deemed necessary and in the best interests of all of the people residing therein to create a Port Authority embracing the territory of the entire Counties of Mahoning and Trumbull in the State of Ohio, by a mutual agreement by the Counties of Mahoning and Trumbull,

NOW, THEREFORE, BE IT RESOLVED;

1. That as of January 1, 1992, a Port Authority is hereby declared to be established and created within and embracing the entire territory of Mahoning and Trumbull Counties in the State of Ohio.

2. That said Port Authority herein established and created shall be designated as "The Port Authority".

3. That the said The Port Authority created herein shall be a body corporate and politic which may sue and be sued, plead and be impleaded, and shall have the powers and jurisdiction enumerated in Sections 4582.201 to 4582.99, inclusive, of the Revised Code of Ohio. The exercise by The Port Authority of the powers conferred upon it shall be deemed to be essential governmental functions of the State of Ohio.

4. BE IT FURTHER RESOLVED, that the County of Trumbull acting by and through the Board of County Commissioners of Trumbull County, Ohio are hereby authorized to execute an agreement with the County of Mahoning, Ohio, for the appointment of the Board of Directors of the said the Port Authority in accordance with the following provisions:

A. The Port Authority herein created shall be governed by a Board of Directors composed of eight (8) members, four (4) of whom shall be appointed by the Mahoning County Board of Commissioners, and four (4) of whom shall be appointed by the Trumbull County Board of Commissioners, one (1) of the Trumbull County Appointees shall reside within three (3) miles of an aviation facility operated by the Port Authority.

The Directors first appointed shall serve staggered terms of one (1), and two (2), three (3), and four (4) years. Thereafter each successor shall serve a term of four (4) years.

The appointees of the Board of Mahoning County Commissioners and their terms are as follows:

JANUARY 1, 1992 TO DECEMBER 31, 1992

George Seeds  
3315 Hummingbird Hill Drive  
Poland, Ohio 44514

JANUARY 1, 1992 TO DECEMBER 31, 1993

Thomas Mollen  
4207 Statford Road  
Youngstown, Ohio 44512

The Clerk of the Board of County Commissioners, Mahoning County, State of Ohio, hereby certifies that this is a true and correct copy of the original now on file in Mahoning County Commissioners' Office.

Clerk of the Board of County Commissioners, Mahoning County, State of Ohio.

Y

JANUARY 1, 1992 TO DECEMBER 31, 1994

Alan E. Huff  
7907 Sanduskey Drive  
Poland, Ohio 44514

JANUARY 1, 1992 TO DECEMBER 31, 1995

William G. Lyden, Jr.  
9471 Berlin Station Road  
Canfield, Ohio 44406

B. The creation and establishment of the Port Authority shall be deemed to be concluded when appropriate action is taken by the Board of Commissioners of the County of Mahoning and the Agreement herein provided for has been executed by the Counties of Mahoning and Trumbull.

C. The Counties of Mahoning and Trumbull shall reserve unto themselves and their successors in office the right to amend the agreement provided for herein by mutual assent.

It was moved by Mr. Carney, and seconded by Mr. Yurcho, that the foregoing Resolution be approved this 23rd day of December, 1991.

Roll call voting resulted:

Mr. Carney:     aye  
Mr. Palermo:    aye  
Mr. Yurcho:     aye

WHEREUPON, the President of the Board declared the foregoing Resolution be duly adopted this 23rd day of December, 1991.

*John Palermo*

John Palermo,  
President of the Board

ATTEST:

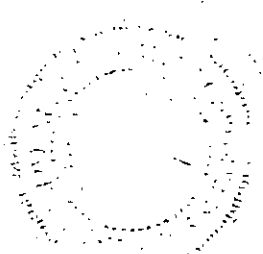
*Kenneth Gran*  
Kenneth Gran,  
Clerk of the Board

Mr. Vol. 79, Page 883

cc: All above  
Board of Trumbull Commissioners  
Chamber of Commerce  
City of Youngstown  
Congressman Traficant

The Clerk of the Board of County Commissioners, Mahoning County, State of Ohio, hereby certifies that this is a true and correct copy of the original now on file in Mahoning County Commissioners' Office.

*John H. Haff*  
Clerk of the Board of County Commissioners, Mahoning County, State of Ohio.



County  
Auditor  
John Street  
Harrison, Ohio  
44503

RESOLUTION  
RES 21-884

BE IT RESOLVED, by the Board of Mahoning County Commissioners, that the following transfer be made:


\$100,000.00 from Code 1100-1910-921  
to Code 1100-1910-920

It was moved by Mr. Carney, and seconded by Mr. Yurcho, that the foregoing Resolution be approved this 23rd day of December, 1991.

Roll call voting resulted:

Mr. Carney:	aye
Mr. Palumbo:	aye
Mr. Yurcho:	aye

WHEREUPON, the President of the Board declared the foregoing Resolution be duly adopted this 23rd day of December, 1991.

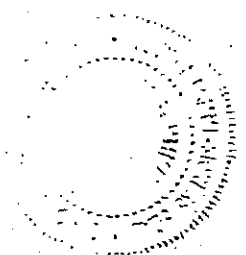
  
John Palumbo,  
President of the Board

ATTEST:

  
Kenneth Dean,  
Clerk of the Board

Jr. Vol. 79, Page 884

cc: Auditor



The following action was taken by the Board of Trumbull County Commissioners on December 19, 1991, and is duly recorded in their Journal Volume 86, Page 749:

A RESOLUTION

AUTHORIZING THE CREATION OF A PORT  
AUTHORITY WITHIN THE COUNTY OF  
MAHONING AND TRUMBULL AND STATE OF OHIO  
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 4582.201  
TO 4582.99, INCLUSIVE, OF THE REVISED CODE OF OHIO

WHEREAS, Sections 4582.201 to 4582.99, inclusive, of the Revised Code of Ohio authorize the establishment and creation of Port Authorities by political subdivisions within the State of Ohio, and

WHEREAS, Section 4582.22 of the Revised Code of Ohio provides that counties may create a Port Authority by joint action and agreement, and

WHEREAS, it is deemed necessary and in the best interests of all of the people residing therein to create a Port Authority embracing the territory of the entire Counties of Mahoning and Trumbull in the State of Ohio, by a mutual agreement by the Counties of Mahoning and Trumbull, NOW, THEREFORE,

BE IT RESOLVED:

1. That a Port Authority is hereby declared to be established and created within and embracing the entire territory of Mahoning and Trumbull Counties in the State of Ohio.
2. That said Port Authority herein established and created shall be designated and known as "The Western Reserve Port Authority."
3. That the said The Western Reserve Port Authority created herein shall be a body corporate and politic which may sue and be sued, plead and be impleaded, and shall have the powers and jurisdiction enumerated in Sections 4582.201 to 4582.99, inclusive, of the Revised code of Ohio. The exercise by The Western Reserve Port Authority of the powers conferred upon it shall be deemed to be essential governmental functions of the State of Ohio.
4. Be it further resolved that the County of Trumbull acting by and through the Board of County Commissioners of Trumbull County, Ohio, are hereby authorized to execute an agreement with the County of Mahoning, Ohio, for the appointment of the Board of Directors of the said The Western Reserve Port

Authority in accordance with the following provisions:

A. The Western Reserve Port Authority herein created shall be governed by a Board of Directors composed of eight (8) members, four (4) of whom shall be appointed by the Mahoning County Board of Commissioners, and four (4) of whom shall be appointed by the Trumbull County Board of Commissioners, one (1) of whom shall reside within three (3) miles of an aviation facility operated by the Western Reserve Port Authority.

The Directors first appointed shall serve staggered terms of one (1), two (2) and three (3) years. Thereafter each successor shall serve a term of four (4) years.

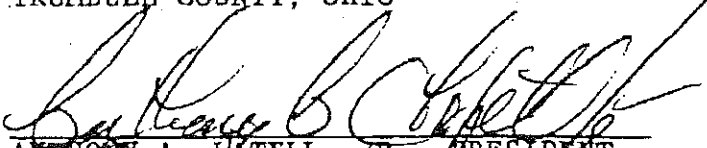
B. The creation and establishment of the Western Reserve Port Authority shall be deemed to be concluded when appropriate action is taken by the Board of Commissioners of the County of Mahoning and the Agreement herein provided for has been executed by the Counties of Mahoning and Trumbull.

C. The Counties of Mahoning and Trumbull shall reserve unto themselves and their successors in office the right to amend the agreement provided for herein by mutual assent.

ON THE FOREGOING RESOLUTION:

Commissioner	<u>Lardis</u>	voted	<u>Yea</u>
Commissioner	<u>Magee</u>	voted	<u>Yea</u>
Commissioner	<u>Latell</u>	voted	<u>Yea</u>

BOARD OF COUNTY COMMISSIONERS  
TRUMBULL COUNTY, OHIO

  
ANTHONY A. LATELL, JR., PRESIDENT

  
CHRISTOPHER S. LARDIS, COMMISSIONER

  
ARTHUR U. MAGEE, COMMISSIONER

CERTIFICATION

I, Roselyn J. Ferris, Clerk of the Board of Trumbull County Commissioners, Trumbull County, Ohio, do hereby certify that the foregoing is a true and correct copy of the Resolution adopted by the Board of Trumbull County Commissioners on December 19, 1991, and is duly recorded in their Journal Volume 86, Page 749.

  
ROSELYN J. FERRIS, CLERK



## **Chapter 4582: PORT AUTHORITIES**

### **4582.01 Port authority definitions.**

As used in sections 4582.02 to 4582.20 of the Revised Code:

(A) "Port authority" means a body corporate and politic created pursuant to the authority of section 4582.02 of the Revised Code.

(B) "Authorized purposes" or "purpose" means either of the following:

(1) Activities that enhance, foster, aid, provide, or promote transportation, economic development, housing, recreation, education, governmental operations, culture, or research within the jurisdiction of the port authority;

(2) Activities authorized by Sections 13 and 16 of Article VIII, Ohio Constitution.

(C) "Cost," as applied to a port authority facility, means the cost of acquisition or construction of the facility, and the cost of acquisition of all land, rights-of-way, property rights, easements, franchise rights, and interests required for that acquisition or construction, the cost of demolishing or removing any buildings or structures on land so acquired, including the cost of acquiring any lands to which those buildings or structures may be moved, the cost of acquiring or constructing and equipping a principal office of the port authority, the cost of diverting highways, interchange of highways and access roads to private property, including the cost of land or easements for the access roads, the cost of public utility and common carrier relocation or duplication, the cost of all machinery, furnishings, and equipment, financing charges, interest prior to and during construction and for no more than eighteen months after the completion of construction, engineering, expenses of research and development with respect to port authority facilities, legal expenses, plans, specifications, surveys, studies, estimates of cost and revenues, other expenses necessary or incident to determining the feasibility or practicability of acquiring or constructing the facility, administrative expense, and any other expenses necessary or incident to acquiring or constructing the facility, the financing of such acquisition or construction, including the amount authorized in the resolution of the port authority providing for the issuance of port authority revenue bonds to be paid into any special funds from the proceeds of the bonds and the financing of the placing of the facility in operation. Any obligation, cost, or expense incurred by any governmental agency or person for surveys, borings, the preparation of plans and specifications, and other engineering services, or any other cost described above, in connection with the acquisition or construction of a facility may be regarded as part of the cost of the facility and may be reimbursed out of the proceeds of port authority revenue bonds as authorized by this chapter.

(D) "Port authority facilities" means real or personal property, or any combination thereof, that is owned, leased, or otherwise controlled or financed by a port authority and is related to, useful for, or in furtherance of, one or more authorized purposes.

(E) "Bonds" means bonds, notes, or other forms or evidences of obligation issued in temporary or definitive form, including notes issued in anticipation of the issuance of bonds and renewal notes.

(F) "Construction," unless the context indicates a different meaning or intent, includes alteration, construction, creation, development, enlargement, improvement, installation, reconstruction, remodeling, and renovation.

(G) "Person" means any individual, firm, partnership, or corporation, or any combination thereof.

(H) "Contracting subdivision" means any governmental subdivision or taxing district of the state that, by action of its legislative authority, enters into an agreement with a port authority or a port authority and one or more other governmental subdivisions or taxing districts of the state. "Contracting subdivision" does not mean a transportation improvement district.

(I) "Governmental subdivision" includes, but is not limited to, any county, municipal corporation, township, port authority, water or sewer district, solid waste management district, school district, health district, park district, soil and water conservation district, water conservancy district, regional transit authority, airport authority, or other district, authority, or commission created pursuant to the laws of this state. "Governmental subdivision" does not include a transportation improvement district.

Effective Date: 05-17-2000

### **4582.02 Creation of port authority.**

Any municipal corporation, township, county, or any combination of a municipal corporation, municipal corporations, township, townships, county, or counties, none of which was included in a port authority in existence on December 16, 1964, may create a port authority. A municipal corporation shall act by ordinance, a township shall act by resolution of the township trustees, and a county shall act by resolution of the county commissioners, in authorizing the creation of a port authority. A port authority created pursuant to this section is a body corporate and politic that may sue and be sued, plead and be impleaded, and has the powers and jurisdiction enumerated in sections 4582.01 to 4582.20 of the Revised Code. The exercise by the port authority of the powers conferred upon it shall be considered to be essential governmental functions of this state, but no port authority is immune from liability by reason thereof.

Effective Date: 05-17-2000

### **4582.021, 4582.022 [Repealed].**

Effective Date: 05-17-2000

### **4582.023 Appropriation and expenditure of public funds for port authority.**

Any political subdivision within the jurisdiction of a port authority may appropriate and expend public funds not otherwise appropriated to finance or subsidize the operation and authorized purposes of the port authority so created.

Subject to making due provisions for payment and performance of its obligations, a port authority may be dissolved by the subdivision or subdivisions creating it, and in that event the properties of the port authority shall be transferred to the subdivision creating it or, if created by more than one subdivision, to the subdivisions creating it in such manner as may be agreed upon between the subdivisions prior to the dissolution of the port authority.

## **ATTACHMENT B**

### **LETTERS OF COMMITMENT FROM COALITION MEMBERS:**

- TRUMBULL COUNTY BOARD OF COMMISSIONERS
- CITY OF WARREN
- HOWLAND TOWNSHIP



# TRUMBULL COUNTY COMMISSIONERS

160 HIGH STREET, N.W.  
WARREN, OH 44481-1093  
330-675-2451  
Fax: 330-675-2462

Commissioners  
Frank S. Fuda  
Paul E. Heltzel  
Daniel E. Polivka

Clerk  
Paulette A. Godfrey

November 21, 2012

The following action was taken by the Board of Trumbull County Commissioners on November 21, 2012, and duly recorded in the Journal Volume 138, Page(s) 17130:

\*\*\*\*\*  
**RE: EXECUTE LETTER OF SUPPORT FOR  
WESTERN RESERVE PORT AUTHORITY'S  
APPLICATION FOR \$600,000 FY13 US EPA  
BROWNFIELD ASSESSMENT GRANT**

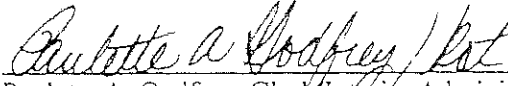
**MOTION:** Made by Mr. Heltzel, seconded by Mr. Polivka, to authorize Frank S. Fuda, President of the Board of Commissioners, to execute on behalf of Trumbull County, a 'Letter of Support' for the Western Reserve Port Authority's application for a \$600,000 FY13 US EPA Brownfield Assessment Grant. The grant is the next step to producing a detailed county-wide brownfield inventory for Trumbull County and to commencing assessments and clean-up planning; this action per the recommendation of the Planning Commission.

**NOTE:** The Planning Commission staff has been participating with the WRPA, the City of Warren, Howland Township and the Mahoning River Corridor Initiative in preparing the grant application and will remain a project partner if the application is successful.

Yeas: Heltzel, Polivka, Fuda  
Nays: None

## CERTIFICATION

I, Paulette A. Godfrey, Clerk of the Board of County Commissioners, Trumbull County, Ohio, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted on November 21, 2012, and is duly recorded in their Journal Volume 138, Page(s) 17130.

  
Paulette A. Godfrey, Clerk/Interim Administrator  
Board of County Commissioners

/pvjk

cc: Western Reserve Port Authority  
Planning Commission  
County Auditor



# TRUMBULL COUNTY COMMISSIONERS

160 HIGH STREET, N.W.  
WARREN, OH 44481-1093  
330-675-2451  
Fax: 330-675-2462

Commissioners  
Frank S. Fuda  
Paul E. Heltzel  
Daniel E. Polivka

Clerk  
Paulette A. Godfrey

November 21, 2012

Ms. Rose Ann DeLeon  
Executive Director  
Western Reserve Port Authority  
241 W. Federal Street  
Youngstown, OH 44503

Dear Ms. DeLeon:

**RE: Commitment to the Trumbull County Brownfield Coalition**

The Board of Trumbull County Commissioners endorses and strongly supports the Western Reserve Port Authority's application for \$600,000 in FY 2013 US EPA Brownfield Assessment Grant funds. The Board of Commissioners agrees and commits to be part of the Trumbull County Brownfield Coalition convened by the Western Reserve Port Authority.

Trumbull County Planning Commission staff has discussed brownfields planning strategy with the county commissioners, have met with staff from the City of Warren, Howland Township and the Mahoning River Corridor Initiative, and have assisted with the preparation of this grant application.

The number of sites, the number of jurisdictions in which they are located, and the site-specific complexity of remediation strongly suggests an inventory as the starting point for a methodical, strategic approach to site assessment and remediation.

Over the past 30 years residents of Trumbull County have been severely impacted, first by de-industrialization, second by the financial crisis of 2008. The effects in and around the county seat of Warren are broadly evident in the region's Comprehensive Economic Development Strategy, which demonstrates massive declines in employment across a number of local industrial sectors, including automobile, steel and traditional manufacturing. On the other hand, Northeast Ohio has emerged as a center of technology development and shale gas production. These growth areas offer new economic opportunities for residents. The remediation of brownfield sites in Trumbull County and its communities will connect advanced energy and advanced manufacturing technologies in ways that will help drive new technological and economic potential in the region.

Mrs. Rose Ann DeLeon

November 21, 2012

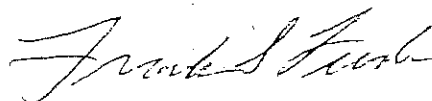
Page 2

To that end, this grant is a necessary next step to producing a detailed county-wide brownfield inventory for Trumbull County and commencing assessment work and clean-up planning. Inventory, assessments and cleanup will return vacant and underutilized brownfield sites to productive use, improve our local and regional economies, create jobs and enhance our tax base.

Trumbull County looks forward to actively working with you and other coalition members on this important project by providing technical expertise in locating brownfields in the county to inventory, characterizing each site, public education and related assistance.

Sincerely,

BOARD OF COUNTY COMMISSIONERS

A handwritten signature in cursive script, appearing to read "Frank S. Fuda".

Frank S. Fuda, President



*Office of the Mayor*  
*City of Warren*

*William Douglas Franklin*  
*Mayor*

391 Mahoning Ave., N.W. • Warren, Ohio 44483-4634  
Phone: (330) 841-2601 • Fax: (330) 841-2676

**Enzo C. Cantalamessa**  
Director of Service-Safety

November 13, 2012

Rose Ann DeLeon, Executive Director  
Western Reserve Port Authority  
241 W. Federal Street  
Youngstown, OH 44503

**RE: Commitment to the Trumbull County Brownfield Coalition**

Dear Ms. DeLeon:

The City of Warren, Ohio is pleased to enter into an agreement with the Western Reserve Port Authority to form a coalition to participate in the application of the \$600,000 US EPA Brownfield Assessment Grant for FY 2013. We commit to assisting in identifying and characterizing brownfields in the City of Warren to advance the goals of this grant proposal.

The City has been aggressive about mitigating the effects of brownfield sites in our community over the past few years. We recently completed a \$6 million dollar clean up for a former power plant using a combination of funding sources, including Clean Ohio, Community Development Block Grant funds, city general funds and in-kind services from a number of private corporations. Also, using a Clean Ohio Assessment Grant of \$237,000, Warren is currently conducting phase 2 environmental assessments of a former Gasification Plant along the Mahoning River.

Although Warren has made great strides in its brownfield approach, there is still a lot of work to be done. A significant proportion of our undeveloped sites are abandoned industrial and commercial buildings. These sites that were once part of a thriving manufacturing community are now reduced to rusted vacant buildings and weed choked parking lots caused by a decline in the auto and steel industries. With the bankruptcy of Delphi Packard in 2006 and RG Steel in 2012 thousand of jobs were lost in the City of Warren; city income tax collections dropped by more than 50%.

As leaders, we must protect the health of our citizens from the dangers of environmental hazards and create clean industrial and commercial space to attract developers and businesses. As manufacturing makes its return in Ohio, we plan to be positioned to take advantage of economic opportunity. This in turn will create employment for our citizens and strengthen the tax base to maintain needed government services.

The City of Warren's Strategic Plan calls for identifying Brownfield sites in the City and pursuing the necessary funds for cleanup to return them to productive use. A successful US

November 13, 2012

Page 2

Department, in inventorying, planning and community outreach for brownfield revitalization. This is an important opportunity for our City.

EPA grant application will give us the resources we need to complete that inventory, begin assessments of these sites, and finally plan for a better future for our City and County.

The City of Warren has been proud to be part of the Trumbull County Brownfield Coalition for the past year. It is the logical extension of the long-time effort the Mahoning River Corridor Initiative and the Mahoning River Corridor Mayors Association. As a participant in all these initiatives, we pledge to continue our strong support by continuing to dedicate staff support from the Community Development

Sincerely,

A handwritten signature in black ink, appearing to read "William D. Franklin", with a stylized flourish extending from the end.

William D. Franklin  
Mayor



**BOARD OF TRUSTEES**

Rick G. Clark  
James T. Saker  
Matthew G. Vansuch

**Fiscal Officer**

Robert M. Costello

**Financial Office**

Vivian McDowell

**Administrative Offices**

TEL (330) 856-2340  
FAX (330) 856-3278

**ADMINISTRATOR**

Darlene M. St. George

**Fire Chief**

James T. Pantalone (330) 856-5022

**Police Chief**

Paul S. Monroe (330) 856-5555

**Public Works Director**

David L. McCann (330) 856-4037

**Planning & Zoning Director**

Kim Mascarella (330) 856-5223

November 13, 2012

Rose Ann DeLeon, Executive Director  
Western Reserve Port Authority  
241 W. Federal Street  
Youngstown, OH 44503

**RE: Commitment to the Trumbull County Brownfield Coalition**

Dear Ms. DeLeon:

Howland Township is pleased to be part of the Trumbull County Brownfield Coalition convened by the Western Reserve Port Authority's (WRPA). We fully endorse the proposal to secure \$600,000 in US EPA Brownfield Assessment grant funds. This correspondence documents the Township's intent to enter into an Agreement with the WRPA, along with other coalition members, to collaborate on this worthwhile initiative. If funded, the grant will help to strategically address the effects of a slumping manufacturing sector and help to prepare sites for new development.

Howland Township's leadership and committed staff will continue to work closely with the WRPA and other coalition members to implement the grant's goals and objectives, if funded. Many hours have been spent by coalition members discussing what is needed to return abandoned and underutilized industrial lands to productive use. The coalition agreed to finalize a brownfield inventory for the target area, conduct Phase 1 & 2 Assessments on target properties, and to begin remediation planning for this once bustling industrial hub of Trumbull County, locally known as the Golden Triangle.

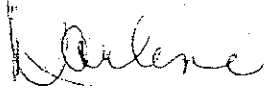
The Golden Triangle has experienced dramatic downsizings and closures spanning the past two decades. The predictable traffic patterns of a productive workforce traveling to and from work, like buses leaving school, have all but disappeared. Delphi, a large manufacturing anchor of the Golden Triangle, at its peak employed approximately 16,000 workers. Prior to entering a well-publicized bankruptcy in 2004 they employed 5,000. In 2009, Delphi emerged from bankruptcy employing a mere 650.

Delphi's story is one of many that shape our new narrative; high unemployment and plant closures, vacant or underutilized industrial structures surrounded by land of unknown quality or contamination, and local governments trying their best to return these lands back to community assets, the benefits of which would be far-reaching. The neighborhoods immediately surrounding the Golden Triangle are

comprised of mainly low-to-moderate income residents; small businesses and restaurants are located throughout.

Smaller companies are emerging as the hub of this industrial area and we look forward to this grant providing an opportunity to work with industry in returning this important tax base to a place where people work, live and enjoy quality of life.

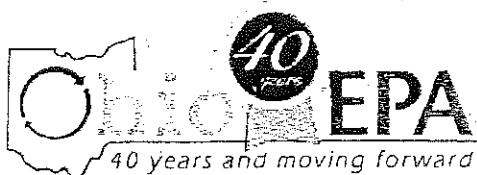
Sincerely,

A handwritten signature in cursive script, appearing to read "Darlene".

Darlene M. StGeorge  
Howland Township Administrator  
330-856-6823

## **ATTACHMENT C**

**LETTERS FROM OHIO EPA AND OHIO BUREAU OF UNDERGROUND STORAGE  
TANK REGULATIONS (BUSTR):**



John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Scott J. Nally, Director

November 1, 2012

U.S. Environmental Protection Agency, Region 5  
Brownfields and Early Action Section  
ATTN: Deborah Orr  
77 West Jackson Blvd. (SE-4J)  
Chicago, Illinois 60604-3507

**RE: Trumbull County Coalition's Coalition Assessment Grant Proposal**

Dear Ms. Orr:

I am pleased to offer Ohio EPA's support for the Trumbull County Coalition's Coalition Assessment Grant proposal. We have worked with the partners in the Trumbull County Coalition in the past and hope to be able to provide support to the Trumbull County Coalition under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfields Revitalization Act (P.L. 107-118).

The funding the Trumbull County Coalition is requesting under their coalition assessment grant proposal will allow them to create an integrated and comprehensive bi-county economic development strategy. It is the Coalition's goal to model Trumbull County's brownfield strategy after the successful Mahoning County brownfield redevelopment model.

We look forward to working with the Trumbull County Coalition and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at (614) 644-2924.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy Yersavich', with a long, sweeping horizontal line extending to the right.

Amy Yersavich, Manager  
Ohio Environmental Protection Agency  
Site Assistance and Brownfield Revitalization

cc: Rod Beals, Ohio EPA, DERR/NEDO



**Department  
of Commerce**

Division of State Fire Marshal  
John R. Ksaich, Governor  
David Goodman, Director

October 30, 2012

Ms. Deborah Orr  
U.S. EPA Brownfield Coordinator, Region 5  
U.S. Environmental Protection Agency  
77 West Jackson Boulevard  
Chicago, IL 60604-3507

Subject: Letter of Support – Western Reserve Port Authority

Dear Ms. Orr:

This letter acknowledges that the Western Reserve Port Authority notified the Office of the State Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) of its plans to apply for a community-wide assessment grant.

Because this is a community-wide assessment grant, BUSTR cannot comment on the regulatory status of any petroleum releases that may or may not be present. BUSTR will review documentation provided by the applicant in an effort to make a property specific eligibility determination for any site identified as potentially eligible for Petroleum Brownfields reimbursement. This eligibility determination includes the following:

- The site is of 'relatively low risk' as compared with other petroleum-only sites in Ohio.
- The site is not being cleaned up using LUST trust fund monies, and is not subject to a response under the Oil Pollution Act.
- There is no viable responsible party liable to clean up the identified release.
- The applicant is a volunteer who is not potentially liable for the petroleum contamination.
- The petroleum-contaminated site is not subject to any order issued under 9003(h) of the Solid Waste Disposal Act.

I support the Western Reserve Port Authority's community-wide grant application subject to these conditions.

Sincerely,

Verne A. Ord  
Assistant Chief – BUSTR  
Division of State Fire Marshal  
Ohio Department of Commerce

xc: Site File  
Rose Ann DeLeon, Western Reserve Port Authority

## **ATTACHMENT D**

### **SUPPORT LETTERS FROM COMMUNITY PARTNERS:**

- MAHONING RIVER CORRIDOR INITIATIVE
- REGIONAL CHAMBER
- TRUMBULL NEIGHBORHOOD PARTNERSHIP
- YOUNGSTOWN STATE UNIVERSITY CENTR FOR URBAN AND REGIONAL STUDIES



[mrci.ysu.edu](http://mrci.ysu.edu)

Youngstown State University  
Center for Urban and Regional Studies  
One University Plaza, Youngstown, Ohio 44555  
Ph. 330-941-1850, Fax 330-941-1527

Daniel C. Mamula, Manager  
[dcmamula@ysu.edu](mailto:dcmamula@ysu.edu)

November 13, 2012

Ms. Rose Ann DeLeon, Executive Director  
Western Reserve Port Authority  
241 West Federal Street  
Youngstown, OH 44503

**RE: Commitment to Assist with Trumbull County Brownfield Coalition**

Dear Ms. DeLeon:

The Mahoning River Corridor Initiative (MRCI) is committed to assisting with meeting the goals outlined in the FY 2013 US EPA Brownfield Assessment grant proposal. Specifically, the MRCI will leverage its \$14,000 Youngstown Foundation grant funds to assist with GIS mapping, inventorying and community engagement activities outlined in the grant proposal.

The MRCI is a multi-jurisdictional public/private regional collaboration dedicated to brownfield and urban revitalization in the Mahoning River corridor communities. The MRCI consists of the Mahoning River Corridor Mayors Association –consisting of nine river corridor communities in Trumbull and Mahoning Counties, Youngstown State University, The Mahoning River Consortium, community development organizations and environmental agencies. Municipalities include: Youngstown, Struthers, Campbell, Lowellville, Warren, Niles, Girard, McDonald, and Newton Falls.

Twenty-one brownfield sites have been identified along the River Corridor with high potential for redevelopment. That amounts to over 1,000 acres, of which over 500 acres are already in various stages of assessment or remediation. Additionally, of the twelve infrastructure projects identified, four are completed and four others are funded and are in early stages of development. Funding has also been secured for two environmental enhancement projects. This could not have happened without the coordinated efforts of the Initiative and its participants.

Trumbull County is behind Mahoning County in the number and acreage of remediated brownfields. While Mahoning County is seeing new development in five remediated brownfields sites, Trumbull County has none. The US EPA Brownfield Assessment Grant will enable further progress in inventorying and assessing sites for economic development and urban revitalization.

The MRCI commits to participating in the planning and implementation of the grant activities and also to utilizing its planning committee, website and newsletter to advance the community engagement strategy.

Sincerely,

Daniel C. Mamula, MRCI Manager

11 Central Square, Suite 1600  
Youngstown, Ohio 44503-1512  
P 330.744.2131 x17  
F 330.746.0330  
E Sarah@regionalchamber.com  
W regionalchamber.com



Sarah Boyarko  
VICE PRESIDENT, ECONOMIC DEVELOPMENT, BUSINESS RETENTION & EXPANSION

November 26, 2012

Ms. Rose Ann DeLeon  
Executive Director  
Western Reserve Port Authority  
241 West Federal Street  
Youngstown, OH 44503

Dear Ms. DeLeon:

The Youngstown/Warren Regional Chamber realizes the importance of brownfield redevelopment and wholeheartedly supports the Western Reserve Port Authority's application for USEPA Brownfield Assessment Grant funds. As an economic development agency, we are committed to working with our local partners and private industry to promote community engagement and re-use planning of the urban brownfield sites in Trumbull County.

The Youngstown-Warren area has long suffered with a significant number of abandoned manufacturing plants, commercial facilities, gas stations, rail lines, etc. An integral part of the strategic plan for this region is the assessment and remediation of these sites to return them to productive use for the economic future of the community.

The Regional Chamber will support this effort by assisting with public education through our website, informational exchanges, and updates to our business community and local government officials.

Sincerely,

Sarah Boyarko  
Vice President of Economic Development, Business Retention & Expansion





TRUMBULL  
NEIGHBORHOOD  
PARTNERSHIP

November 15, 2012

Ms. Rose Ann DeLeon, Executive Director  
Western Reserve Port Authority  
241 West Federal Street  
Youngstown, OH 44503

Dear Ms. DeLeon:

The Trumbull Neighborhood Partnership (TNP) pledges to support and assist the efforts of the Trumbull County Brownfield Coalition's efforts to revitalize brownfields in the County's urban areas. The TNP will leverage its \$356,964 HUD Community Development Challenge Grant award to advance the goals of community engagement and re-use planning.

The Trumbull Neighborhood Partnership is a non-profit community development organization launched in 2009 to promote and support Warren's neighborhoods. The TNP mission is to improve quality of life for Warren residents throughout surrounding communities by enhancing strengths and assets of neighborhoods. The TNP vision is to transform neighborhoods into meaningful places where people invest their time, money, and energy into their homes and neighborhoods. Places where neighborhoods have the capacity to manage day-to-day issues, and where neighbors feel confident about the future of their neighborhood.

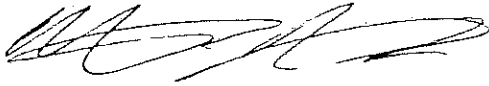
The TNP will promote community engagement and brownfield re-use planning by working with neighborhood groups in organizing, holding regular meetings and undertaking urban neighborhood improvement projects. TNP will also work with the City and the Brownfield Coalition to develop permaculture gardens, garden overlay zoning districts and other activities to promote principles of sustainable and equitable development.

The TNP will assist in convening neighborhood stakeholders, residents and grass roots urban gardening groups to gain input on brownfield land reutilization strategies and promote development of employment centers within walkable communities.

Warren's neighborhoods have been negatively impacted by abandoned industrial buildings. It is critical that the community come together to re-build our industrial areas and neighborhoods simultaneously.

Sincerely,

Matt Martin  
Program Director

A handwritten signature in black ink, appearing to read 'Matt Martin', with a stylized, flowing script.

November 19, 2012

Ms. Rose Ann DeLeon  
Executive Director  
Western Reserve Port Authority  
211 West Federal Street  
Youngstown, OH 44503

RE: Letter of Support for the US EPA Brownfield Assessment Grant

Dear Ms. DeLeon:

The Center for Urban Studies at Youngstown State University enthusiastically supports the Western Reserve Port Authority's USEPA Brownfield Assessment grant application. The Center has participated in a number of Brownfield redevelopment and other economic development projects throughout the Mahoning Valley. This grant proposal to catalogue and assess brownfields within Trumbull County will add to the region's successful history of putting abandoned and underutilized industrial properties back into productive use.

The Center for Urban and Regional Studies has and is providing data and mapping services for assessment and implementation of regional Brownfield projects. That data and mapping expertise will be available for this project. The Center is committed to the economic and environmental renaissance of the Mahoning Valley. The awarding of USEPA grants will further that endeavor.

Sincerely,



Ronald K. Chordas, Ph.D.  
Associate Provost for University Outreach  
Executive Director, Public Service Institute



## **ATTACHMENT E**

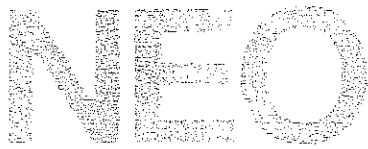
### **SPECIAL CONSIDERATIONS CHECKLIST**

### Appendix 3

#### Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☐ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- ☐ Project is primarily focusing on Phase II assessments
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- ☐ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.
- ☒ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☒ Community is implementing green remediation plans.



Sustainable  
Communities  
Consortium

Northeast Ohio Sustainable Communities Consortium  
146 South High Street, Suite 800  
Akron, OH 44308  
330-375-2949 (W) | 330-375-2771 (F) | [www.neosccc.org](http://www.neosccc.org)

December 2, 2012

Dear EPA Administrator,

This letter serves as documentation that the Western Reserve Port Authority, which is closely affiliated with both Trumbull and Mahoning counties, is lead applicant for two EPA Brownfields grants for a coalition that also includes Trumbull County, the City of Warren, and Howland Township. Trumbull County is an active member of the Northeast Ohio Sustainable Communities Consortium, which, through the Northeast Ohio Area-wide Coordinating Agency acting as fiscal agent, is the recipient of a FY 2010 \$4.25 million Sustainable Communities Regional Planning Grant from the US Department of Housing and Urban Development through the Partnership for Sustainable Communities. The planning area encompasses the 12 counties of Northeast Ohio, including Trumbull County.

The coalition, through the port, is applying for an EPA Area-Wide Planning Grant & Brownfield Coalition grant and a US EPA Brownfield Assessment Grant. Both projects support the livability principles in the following ways:

- Provides more transportation choices – expands planning for bike trails and bikeways in inner-city Warren. Plans for safe routes to school; promotes urban infill residential and industrial development to create walkable communities;
- Promotes equitable, affordable housing – planning activities call for equitable housing choices, working with neighborhood groups to promote residential infill development for low- and moderate-income households;
- Enhances economic competitiveness – Brownfield planning and assessment, the core activities of the grant proposal, promote re-establishment of urban employment centers adjacent to residential areas and institutional amenities, making economic investment more attractive for workforce availability, infrastructure access, rail and highway, and utilities;
- Supports existing communities – the two grants target the River Corridor and the north side of Warren, which promotes the mixed-use model for re-development, making re-investment in the city more appealing than in the rural areas;
- Coordinates and leverages federal policies and investment – the target area is in an existing industrial area, aligned with US EPA strategic goal 3: creating sustainable communities; and
- Enhances communities and neighborhoods – promotes sustainable redevelopment, garden district zoning overlay for expanded agricultural options, and urban permaculture gardening.

I hope you will give the Western Reserve Port Authority-led coalition special consideration for their Area-Wide Planning Grant & Brownfield Coalition grant and Brownfield Assessment Grant applications. If you have any questions, please do not hesitate to contact me at 216.241.2414, ext. 308 or [smaier@mpo.noaca.org](mailto:smaier@mpo.noaca.org).

Best regards,

A handwritten signature in cursive script that reads "Sara Byrnes Maier". The ink is dark and the signature is fluid.

Sara Byrnes Maier  
Senior Transportation Planner  
NOACA Loaned Executive to NEOSCC

## ATTACHMENT F

### LEVERAGE DOCUMENTATION

• Youngstown Foundation	\$15,000
• HUD Community Challenge Planning Grant	\$356,964
• Clean Ohio Assistance Fund Grant –Warren	\$237,690
• Clean Ohio Assistance Fund Grant –Niles	\$292,628
• Clean Ohio Assistance Fund Grant –McDonald	\$291,649
• Clean Ohio Revitalization Fund – City of Warren	<u>\$1,358,607</u>
 TOTAL	 \$2,552,538



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
**Office of Sustainable Housing and Communities**  
WASHINGTON, DC 20410-0050

November 21, 2011

SENT BY EMAIL TO: [rferris@warren.org](mailto:rferris@warren.org)

Mr. Michael O'Brien  
City of Warren  
391 Mahoning Avenue  
Warren, OH 44483-1000

**SUBJECT:** Notification of Selection for the Fiscal Year 2011 Department of Housing and Urban Development's Community Challenge Planning Grant Program

Dear Mr. O'Brien:

The Department of Housing and Urban Development's (HUD) Office of Sustainable Housing and Communities (OSHC) is pleased to announce that your application submitted, in response to the Fiscal Year 2011 Department of Housing and Urban Development's Community Challenge Planning Grant Program competition (FR-5500-N-33), has been selected for a grant award! The amount you are eligible to receive is \$356,964.00.

Enclosed with this letter you will find the following:

1. Conditional Award Agreement
2. Letter from your Grant Officer, with a list of items that will need to be provided to negotiate and finalize the terms of your Final Award Agreement;
3. HUD's Line of Credit Control System (LOCCS) payment system forms;
4. Instructions to use HUD's Line of Credit Control System; and
5. Direct Deposit Form (SF-1199a).


**Please be advised that selection is conditional upon successful negotiation of the proposed activities and budget outlined in the application. No costs can be incurred until all negotiations are completed.**

After the grant agreement is in place, please contact your Government Technical Representative (GTR), Stephen A. Cerny, to discuss the post-award requirements. You may reach Stephen at [stephen.a.cerny@hud.gov](mailto:stephen.a.cerny@hud.gov) or 202-402-5097.



We congratulate you on your submission of a successful proposal and we look forward to assisting you in implementing your program. Welcome to the Community Challenge Planning Grant Program!

Sincerely,



Shelley R. Poticha  
Director

cc: Stephen Cerny, GTR  
Melinda Holsopple

Enclosed: Conditional Award Agreement  
Letter from your Grant Officer  
Line of Credit Control System forms  
Direct Deposit Form (SF-1199a)

# Clean Ohio Assistance Fund Projects Funded to Date

Project ID	Grantee	Project Name	Award
2010 Continued			
154	2010-A-004	City of Dayton	Concord Foods
155	2010-A-006	City of Reynoldsburg	Former Big Bear Store #256
156	2010-A-007	City of Cleveland	East 66th Midtown Redevelopment
157	2010-A-011	City of Piqua	Piqua Memorial Hospital
158	2010-A-005	City of Mansfield	Rable Machine
159	2010-A-009	City of Chillicothe	Former CSX Rail Depot
160	2010-A-010	City of Toledo	Downtown Summit Street Redevelopment
161	2010-A-012	City of Geneva	Former Tru Temper Property
162	2010-A-014	City of Cuyahoga Falls	Portage Trail Property
163	2010-A-018	City of Campbell	Sherman International Property
164	2010-A-013	Summit County Port Authority	Anaconda Road Property
165	2010-A-015	City of Kent	AMETEK Property
166	2010-A-016	City of Youngstown	Former Weatherbee Coat Factory
167	2010-A-017	City of Cleveland	Miceli-Lograsso Development
168	2010-A-019	City of Upper Arlington	Kingsdale Center
169	2010-A-020	City of Hamilton	Former Estate Stove Property
170	2010-A-021	City of Findlay	Findlay North Middle School
171	2010-A-025	City of Dayton	Caldwell Street
172	2010-A-022	Port of Greater Cincinnati	Federal Reserve Building
173	2010-A-023	Village of Richfield	Highpoint Trucking Terminal
174	2010-A-026	City of Akron	Canal Place Ltd. South End Redevelopment
175	2010-A-024	Village of Mt. Gilead	Former HPM Plant No. 1
176	2010-A-027	City of Toledo	Toledo Community-Based Outpatient Clinic
177	2010-A-028	Perry County	Crooksville Early Learning Center Redevelopment
178	2010-A-029	City of Warren	Former Gasification Plant
179	2010-A-031	City of Dayton	Mendelson Storage Building Project

Clean Ohio Assistance Fund  
Projects Funded to Date

Project ID	Grantee	Project Name	Award
<b>2011 Continued</b>			
206	2010-A-008	Coshocton Port Authority	
207	2011-A-021	City of Cincinnati	Former GE Electromaterials Project \$231,753
208	2011-A-022	Harrison Township	Milacron Plant 5 \$300,000
209	2011-A-018	City of Dayton	Former American Carco Site \$295,975
210	2011-A-024	Ironton Port Authority	Centre City Building Redevelopment \$750,000
211	2011-A-026	City of Wellston	Former Tiger Metals Property \$267,224
			Former Kuppenheimer Factory \$130,894
<b>2012</b>			
212	2011-A-023	Richland County	Former Richland Moulded Brick Facility \$299,008
213	2011-A-027	City of Norwood	Former Smith & Nixon Manufacturing Facility \$217,993
214	2011-A-010	Harrison Township	Forest Park Plaza \$112,707
215	2011-A-015	City of Cleveland	Fortuna Cleveland Expansion \$298,480
216	2011-A-028	City of Sidney	Former Wagner Manufacturing \$201,096
217	2011-A-029	City of Barberton	Former Seiberling Industrial Property \$289,312
218	2011-A-032	City of Columbus	Atlas Building \$300,000
219	2011-A-030	City of Marion	Former Fairfield Engineering \$239,082
220	2011-A-034	City of Niles	Former Republic Steel \$292,628
221	2011-A-025	City of Youngstown	Former YS&T Seamless Tube Mill \$299,085
222	2011-A-031	Jefferson County	Former Kaul Clay Property \$299,571
223	2011-A-035	Village of McDonald	Former U.S. Steel Property \$291,649
224	2011-A-038	City of Alliance	Former Stewart Brothers Paint/Volcanic Heater Inc. \$249,140
225	2011-A-036	City of Geneva	ATC-Wing Property \$224,372
226	2011-A-037	City of Sandusky	BSL Holdings Property \$249,500
<b>Total Awarded:</b>			<b>\$77,586,333</b>

Clean Ohio Revitalization Fund  
Projects Funded to Date

Project ID	Grantee	Project Name	Award
2009-001	City of Akron	Goodyear Building 116 Property	\$956,049
2009-002	City of Barberton	888 Wooster Rd Redevelopment/Former PPG	\$1,512,889
2009-003	City of Canton	Former Canton Drop Forge Property	\$0
2009-006	Cuyahoga County	Tri-C Expansion/Metrohealth	\$3,000,000
2009-007	City of Cuyahoga Falls	Buckeye Mixed-Use Redevelopment Project	\$1,827,722
2009-008	City of Cuyahoga Falls	Former State Road Shopping Center	\$2,000,000
2009-009	City of Dayton	Monument Avenue Gateway Project	\$1,004,430
2009-010	City of Fairborn	CEMEX Town Plant Redevelopment	\$2,800,000
2009-011	Franklin County	Columbus Heliport/N. Gowdy	\$3,000,000
2009-013	Southern Ohio Port Authority	Former Diesel Repair Shop Property	\$958,659
2009-015	City of Warren	Former Mahoningside Property	\$1,358,607
<b>Project Total:</b>	<b>10</b>	<b>CORF Round 6 Total Awarded</b>	<b>\$18,418,356</b>